

**Minutes of the Regular Meeting of the
Buena Vista Planning and Zoning Commission
September 2, 2009**

Call To Order

Chairwoman Baker called the meeting to order at 6:08 p.m. at the Buena Vista Community Center, Pinon Room 715 East Main Street, Buena Vista, Colorado.

Pledge of Allegiance

Chairwoman Baker led the Pledge of Allegiance.

Roll Call

Chairwoman Baker called for the roll. Deputy Town Clerk Dixon took the roll and declared a quorum. In attendance were Chairwoman Baker, Commissioners Selby, Palmer, Woodhouse and Keller. Also present was Town Planner Shannon Haydin.

Agenda Adoption

Chairwoman Baker called for amendments to the agenda. There were none. **Motion #1 Commissioner Woodhouse moved to approve the agenda as presented. Commissioner Keller seconded. Motion carried unanimously.**

Approval of the Minutes

Chairwoman Baker called for approval of the July 15, 2009 minutes there were no changes. **Motion #2 Commissioner Palmer moved to on to approve the minutes after the change has been made. Commissioner Woodhouse second. Motion carried unanimously.**

Public Comment Period

Chairwoman Baker asked if there were any public comments.

New Business

A. Potential to Amend B-1, B-2, and I Zone Side Yard Setbacks

Planner Haydin went over the zone district setbacks. She also went over the current issues with the setbacks, when the code is zero or 8 foot, the fire code requires a 5 foot building separation if the wall has windows. There would also be a request to make the 5 foot change to 3 foot.

Staff Recommendation

Eliminate the language in the Zoning Code that requires an eight-foot side or rear yard setback in the B-1, B-2, and I-1 zone districts if a side or rear yard is provided. And, revise the building separation requirements in the Building Code in the B-1, B-2, and I-1 zone districts to allow for a reduction in the building separation requirements with implementation of additional fire protection measures.

Note: Commissioner Selby abstained from the vote as he owns property in this district.

Motion #3 Commissioner Woodhouse motioned. Commissioner Palmer seconded. Motion to recommend approval to the Board of Trustees an amendment to the side set back code according to staff recommendations.

Recommend to the Board of Trustees, an ordinance that eliminates the following text for the B-1, B-2, and I-1 Zone Districts:

“(c) No side or rear yard shall be required except as follows:

- (1) Where a side yard is provided, the width of such side yard or depth of rear yard shall be not less than eight (8) feet.”**

and changes the reference to “(c)” in the dimensional requirements matrix for these zone districts to “none”.

And, recommend to the Board of Trustees changes to the Building Code to allow for a reduction in building separation required with the implementation of additional fire protection measures as follows:

Table R302.1 of the adopted International Residential Code is amended to add an asterisk after the side setback dimension for “Minimum Fire Separation Distance” for Walls and Projections that are not fire resistance rated as follows:

The minimum side and rear yard setback for walls may be three (3) feet and the maximum projection distance of a sill, belt course, cornice, buttress, ornamental feature and eave into the side yard may be two (2) feet if the following conditions have been met:

- (1) exterior walls are finished with non-combustible siding such as fiber cement, stucco, or stone,**
- (2) roofs are made of metal or other fire resistant material,**
- (3) soffits and overhangs are painted with fire resistant paint,**

Motion carried unanimously.

Old Business

A. Presentation on Chaffee County Energy Plan – Sue Boyd

Town Administrator Sue Boyd stated she was aware that the commission had been requested by the Mayor to relook at the motion of wind generators. As she understood at the end of the conversation the commission wanted to educate themselves. She felt that it would be important to bring the commission up to date on what was happening in the county around renewable energy and public education effort involved in that.

Chaffee County, Poncha Springs, Salida, and Buena Vista after significant conversation committed to match grant dollars that were supplied from Department of Local Affairs (DOLA) and the Governor’s Energy Office to develop and energy plan for Chaffee County with the county being the fiscal agent.

The first item was to release RFP’s for a facilitator. There were three proposals submitted. The proposal was awarded to Incite Consulting (Kathryn Wadsworth) of Chaffee County. The scope for the contractor was to:

1. Work with the jurisdictions to create a steering committee.
2. A vision statement for renewable energy and economy in Chaffee County.
3. An inventory of natural resources available for developing renewable energy in Chaffee County. Such as; wind, solar, geo thermal, and hydro.
4. List of projects existing and potential that is in some stage in Chaffee County
5. List of financial resources and opportunities to fund these kinds of projects.
6. Part of this plan is to create a clearing house or website with information available for the public to access.
7. Provision to establish a performance baseline. There will be some collecting of data to figure out what kind of performance level the county is at in terms of utility use.
8. Create a forum for education and information sharing.

The steering committee has been created and consists of two members of each community. In all cases there is one staff person and one elected official. Administrator Boyd stated that she and Trustee Robert Flint are Buena Vista's members on the steering committee. She also encouraged the planning commissioners to attend the Energy Summit meeting on October 15.

CHAFFEE COUNTY REPORT

Trying to launch IGA and get conversation going on. Trail piece could become a defining part in the IGA and the connectivity.

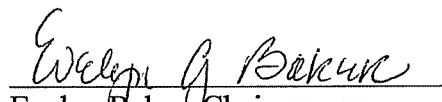
STAFF REPORT

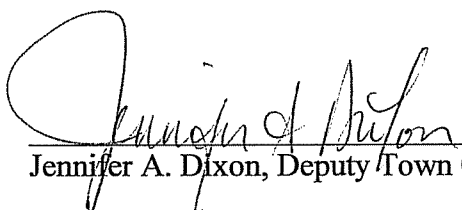
Planner Haydin announced that the Sign Code was approved. Also she plans to request the Board of Trustees to adopt the zoning map presented tonight.

ADJOURNMENT

Motion #4 Commissioner Woodhouse made a motion to adjourn. It was second by Commissioner Selby. Motion passed unanimously. Meeting adjourned 8:54 p.m.

Respectfully submitted,


Evelyn Baker, Chairwoman


Jennifer A. Dixon, Deputy Town Clerk

